

## **6.2.20 ASSISTED LIVING FACILITIES**

### **PURPOSE**

An Assisted Living Facility (Facility) is a facility as defined in 651 CMR 12.02, which offers supportive services to individuals who are unable to live independently in the community by supervising and/or assisting with basic activities of daily life, such as, but not limited to, dressing, bathing, toileting, and nutrition. Such Facility may provide shared food preparation services but also may allow limited residential unit food preparation areas and may provide common recreational, laundry, social, medical and service facilities for the exclusive use of residents of the Facility.

### **SPECIAL PERMIT REQUIREMENT**

Facilities may be allowed in any Residence District by Special Permit, in accordance with the Special Permit section of the Zoning Bylaws, from the Planning Board if the following conditions are met:

1. The maximum number of residential units allowed on a site shall be determined by the Planning Board based on such factors as but not limited to, impact on the neighborhood including the scale and architecture of the Facility in comparison to the surrounding neighborhood.
2. The Board of Health confirms that the assisted living facility can be accommodated with respect to onsite septic disposal and any other standards of the Board of Health.
3. At least 15% of the units or beds shall be deed restricted as affordable (monthly housing costs cannot exceed 30% of monthly income) for those individuals who qualify (at or below 80% of the median income for the area).
4. A local preference policy shall be administered providing 70% of the units for Town residents or Town employees. If the pool of Town residents or employees does not equal 70% of the units, then non-Town residents and employees can occupy greater than 30% of the units.
5. Dimensional requirements: front setback-50 feet; side setback-25 feet; rear setback-50 feet; maximum building height-40 feet.
6. The Site Plan Review section of the Zoning Bylaws shall be applicable to all proposed Facilities. The minimum allowable number of parking spaces shall be  $\frac{1}{4}$  space per unit and the maximum allowable shall be  $\frac{1}{2}$  per unit.
7. Accessory uses shall be allowed within the residential facility or a separate community center facility on-site. Such uses as may be desirable for the convenience of the residents including, without limitation, barbers/hairdressers, retail sales, restaurants, snack bars, gift shops, laundry services, banking and financial services, business and professional offices are subject to the following conditions:
  - (a) Accessory Uses shall be solely for the use and convenience of residents of a Facility;
  - (b) Accessory uses shall be wholly within a residential facility or a separate community center facility on-site and shall have no exterior advertising display.